069.0	0003	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	729,200 / 729,200
					USE VALUE:	729,200 / 729,200
					ASSESSED:	729,200 / 729,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		DAVIS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MILLS KATHERINE &
Owner 2:	MILLS WILLIAM L JR
Owner 3:	
Street 1:	44 DAVIS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MILLS KATHERINE T -
Owner 2:	-
Street 1:	44 DAVIS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,280 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 1826 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5280.000	324,300		404,900	729,200
Total Card	0.121	324,300		404,900	729,200
Total Parcel	0.121	324,300		404,900	729,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.34 | /Parcel: 399.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 44133

GIS Ref

GIS Ref

Insp Date 11/01/18

Parcel ID 069.0-0003-0015.0

!5931!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	324,300	0	5,280.	404,900	729,200	729,200	Year End Roll	12/18/2019
2019	101	FV	253,900	0	5,280.	376,000	629,900	629,900	Year End Roll	1/3/2019
2018	101	FV	253,900	0	5,280.	376,000	629,900	629,900	Year End Roll	12/20/2017
2017	101	FV	253,900	0	5,280.	329,700	583,600	583,600	Year End Roll	1/3/2017
2016	101	FV	253,900	0	5,280.	300,800	554,700	554,700	Year End	1/4/2016
2015	101	FV	237,000	0	5,280.	266,100	503,100	503,100	Year End Roll	12/11/2014
2014	101	FV	237,000	0	5,280.	251,600	488,600	488,600	Year End Roll	12/16/2013
2013	101	FV	237,000	0	5,280.	239,500	476,500	476,500		12/13/2012

PRINT

Date	Time
12/10/20	20:45:16

LAST REV

Date	Time
04/16/19	15:25:08

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5931

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILLS KATHERINE	64198-590		9/8/2014	Convenience	1	No	No		
MILLS WILLIAM L	63350-589		3/10/2014	Convenience	1	No	No		
MILLS WILLIAM L	12812-562		6/20/1975	Family	1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/29/2015	416	Add Bath	13,500					Install new bath i
5/28/2008	515	Re-Roof	8,115			G9	GR FY09	
5/25/1999	300	Manual	11,929					SIDING-WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	CC	Chris C
12/9/2008	Meas/Inspect	345	PATRIOT
10/7/1999	Mailer Sent		
10/7/1999	Meas/Inspect	266	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	44133
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5280		Sq. Ft.	Site		0	70.	1.10	12									404,882						404,900	

Total AC/HA: 0.12121 | Total SF/SM: 5280 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 404,882 | Spl Credit | Total: 404,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.22502732
Const Adj.:	0.99742496
Adj $ / SQ:	152.734
Other Features:	104300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	440628
Depreciation:	116326
Depreciated Total:	324302

COMMENTS

PDAS. OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

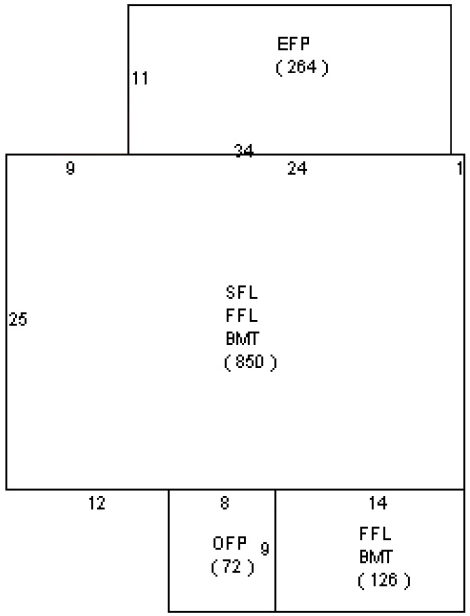
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	152.73
Special Features:	0	Val/Su Net:	103.35
Final Total:	324300	Val/Su SzAd	177.60

SKETCH



Sum Area By Label :
SFL = 850
FFL = 976
BMT = 976
OFP = 72
EFP = 264

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	976	45.820	44,721
FFL	First Floor	976	152.730	149,068
SFL	Second Floor	850	152.730	129,824
EFP	Enclos Porch	264	37.440	9,884
OFP	Open Porch	72	39.320	2,831

Net Sketched Area:	3,138			Total:	336,328
Size Ad	1826	Gross Are	3138	FinArea	1826

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

069.0-0003-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	